

\$775,000 - 1422 11 Avenue Se, Calgary

MLS® #A2116214

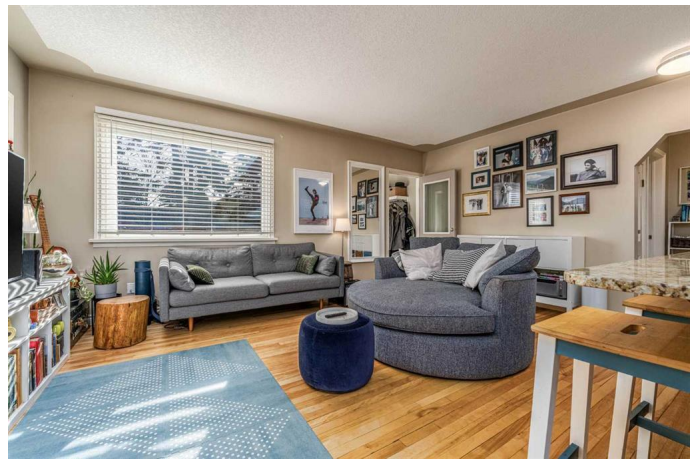
\$775,000

4 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.12 Acres

Inglewood, Calgary, Alberta

Watch YouTube cinematic tour Updated character bungalow on a 41'x123' lot with a private yard and 2-bedroom illegal basement suite in award-winning Inglewood! This home is located in a prime location on a quiet cul-de-sac facing a greenspace and playground, yet is two blocks away from all the charm of the 9 Ave strip that draws everyone to Inglewood. Enjoy the character of this 1940s bungalow without having to worry about repairs. The following major updates were all done around 2015 - water replaced on both the owner side and the city's side, sewer line to the city also changed out with a back flow preventer added, underground sprinklers installed, roof, hot water tank, windows, electrical wiring, plumbing, furnace - all replaced. The entire interior of the home gutted as well. The upper suite has an open floor plan with sectioned off front entrance, two bedrooms and a full bathroom. The functional L-shaped kitchen has stainless steel appliances, shaker cabinets, granite counters with an eating bar and room for a dining table. Hardwood flooring throughout this level. Each unit has its own separate entrance, the one for the basement being at the back of the home. A huge bonus: ****the heating and ventilation system is separate from the upper unit, and there is an extra designated parking stall at the back lane for the basement occupants****. For the investor who wishes to rent out both suites, the tenants already in place in the upper suite are a dream and would love to



stay. Spacious yard with a deck big enough for a sectional with a gas line for the bbq, plus a single garage with 30 amp electrical. Large mature trees and a back lane make this a private space – a very much appreciated feature for an inner-city home. The Inglewood dream awaits – fine dining & casual eateries, coffee shops, live music, craft breweries, comedy shows, boutique shopping & specialty shops, festivals, river pathways, Harvie Passage / Pearce Estates Park, the Bird Sanctuary and Nature Centre, the list goes on and on. People drive from all over the city to experience Inglewood but this home is walkable to all these amenities! You are also a short drive to downtown, Memorial Drive and Deerfoot Trail. People don't move often out of this neighborhood and homes don't come up often so act fast – this one won't last long!

Built in 1944

Essential Information

MLS® #	A2116214
Price	\$775,000
Sold Price	\$780,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.12
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1422 11 Avenue Se
Subdivision	Inglewood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0Z8

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 12th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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